055.0	0002	0031.B	1 of 2	Commercial	Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,000 / 968,900
					USE VALUE:	784,000 / 968,900
					ASSESSED:	784,000 / 968,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		DUDLEY ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARRELL DANIEL J/TRUSTEE
Owner 2:	MARINO MARY F/TRUSTEE
Owner 3:	9 DUDLEY PLACE REALTY TRUST
Street 1:	9 DUDLEY ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARINO MARY/FARRELL EDWARD -
Owner 2:	FARRELL DANIEL/DAVID -
Street 1:	9 DUDLEY ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 33,507 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1965, having primarily Conc. Block Exterior and 6350 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	33507.000	282,700		501,300	784,000
Total Card	0.769	282,700		501,300	784,000
Total Parcel	0.769	466,100	1,500	501,300	968,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 123.46 | /Parcel: 118.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 36981
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0031.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	467,100	1500	33,507.	493,100	961,700	961,700	Year End Roll	12/18/2019
2019	332	FV	437,000	1600	33,507.	435,500	874,100	874,100	Year End Roll	1/3/2019
2018	332	FV	437,000	1600	33,507.	435,500	874,100	874,100	Year End Roll	12/20/2017
2017	332	FV	437,000	1600	33,507.	435,500	874,100	874,100	Year End Roll	1/3/2017
2016	332	FV	407,600	1600	33,507.	435,500	844,700	844,700	Year End	1/4/2016
2015	332	FV	381,700	1700	33,507.	394,400	777,800	777,800	Year End Roll	12/11/2014
2014	332	FV	381,700	1700	33,507.	394,400	777,800	777,800	Year End Roll	12/16/2013
2013	332	FV	381,700	1700	33,507.	394,400	777,800	777,800		12/13/2012

!4456!

PRINT

Date	Time
12/10/20	19:28:49

LAST REV

Date	Time
10/09/19	13:22:03
apro	
4456	

USER DEFINED

Prior Id # 1:	36981
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARINO MARY/FAR	69108-321		4/6/2017	Convenience	10	No	No		
NIGRO SAMUEL J	39427-302		6/4/2003	Family	824,485	No	No		
NIGRO SAMUEL J	39427-298		6/4/2003	Family	1	No	No		
	17206-96		7/1/1986		200,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2007	42	New Buil	65,000	C		G8	GR FY08	45x74 block warehs
12/12/2006	1077	Demoliti	10,000	C				demo existg bldg /
12/20/2001	937	Re-Roof	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
2/13/2009	Meas/Inspect	336	PATRIOT
5/1/2000	Meas/Inspect	197	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		33507		Sq. Ft.	Site		0	15.25	0.98	CF			Easemen	-10					501,278						501,300	

Total AC/HA: 0.76921 | Total SF/SM: 33507 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM FR | Total: 501,278 | Spl Credit | Total: 501,300

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	3
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick	30	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.95748031
Const Adj.:	0.92895883
Adj $ / SQ:	57.815
Other Features:	7500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434982
Depreciation:	152244
Depreciated Total:	282738

COMMENTS

DUDLEY AUTO SERVICES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	3

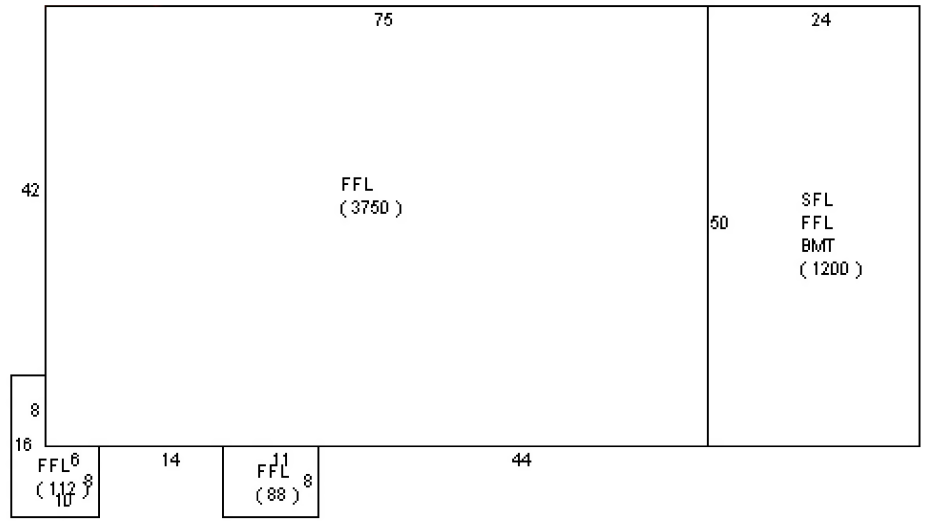
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,150	57.810	297,747
BMT	Basement	1,200	17.340	20,813
SFL	Second Floor	1,200	57.810	69,378
	Net Sketched Area:	7,550	Total:	387,938
Size Ad	6350	Gross Are	7550	FinArea 6350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	25	A	
SFL	100	OFC	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	63.60
Special Features:	0	Val/Su Net:	37.44
Final Total:	282700	Val/Su SzAd	44.52

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0031.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N | Total Yard Items: | Total Special Featues: | Total:

055.0	0002	0031.B	2 of 2	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	184,900	/	968,900
USE VALUE:	184,900	/	968,900
ASSESSED:	184,900	/	968,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		DUDLEY ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARRELL DANIEL J/TRUSTEE	
Owner 2:	MARINO MARY F/TRUSTEE	
Owner 3:	9 DUDLEY PLACE REALTY TRUST	
Street 1:	9 DUDLEY ST PL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 33,507 Sq. Ft. of land mainly classified as Auto Repair with a Store Building built about 2008, having primarily Conc. Block Exterior and 1810 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	0.000	183,400	1,500		184,900
Total Card	0.000	183,400	1,500		184,900
Total Parcel	0.769	466,100	1,500	501,300	968,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 102.15 | /Parcel: 118.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 36981
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0031.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!4456!

PRINT

Date	Time
12/10/20	19:28:52

LAST REV

Date	Time
10/09/19	13:22:21

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4456

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

USER DEFINED

Prior Id # 1:	36981
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2011	86	Renovate	15,000					EXISTG OFFICE SPAC
12/12/2006	1074	Demo gar	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	336	PATRIOT
5/1/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		0	0	Sq. Ft.	Site		0	0.	0.00	CF																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM FR | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	3
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	12 - Board & Bat	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	8.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	0.89624113
Adj $ / SQ:	112.030
Other Features:	5500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	201119
Depreciation:	17698
Depreciated Total:	183421

COMMENTS

1965.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	

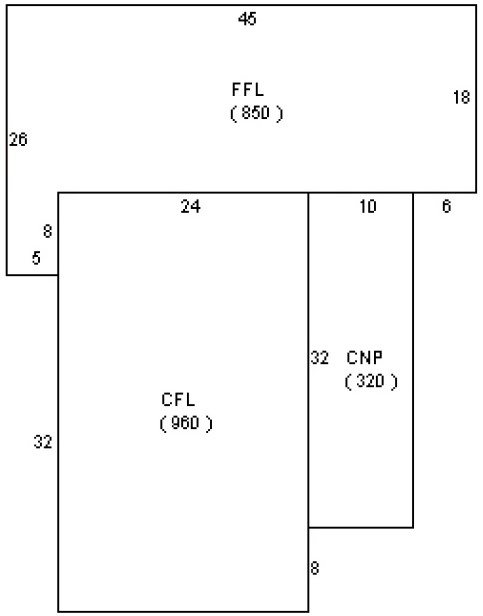
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	100.83
Special Features:	0	Val/Su Net:	86.10
Final Total:	183400	Val/Su SzAd	101.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
CFL	Cathflr	960	117.630	112,926
FFL	First Floor	850	112.030	95,226
CNP	Canopy	320	30.670	9,814

Net Sketched Area:	2,130			Total:	217,966
Size Ad	1810	Gross Are	2130	FinArea	1810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0031.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X8	A	AV	1999	7.56	T	16	332			800			800
A2	WOOD SHD	D	Y	1	16X8	A	AV	1990	7.56	T	23.2	332			700			700

Sample output to test PDF Combine only

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500